071.0	0002	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 2,145,800 / 2,145,800
					USE VALUE: 2,145,800 / 2,145,800
					ASSESSED: 2,145,800 / 2,145,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN SCHOOR MARCELLE &
Owner 2:	VAN SCHOOR MARTHINUS
Owner 3:	
Street 1:	53 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERNAZZA ROBERT A-JEANNE -
Owner 2:	-
Street 1:	53 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .305 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1983, having primarily Vinyl Exterior and 3732 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13300.000	1,285,800		860,000	2,145,800
Total Card	0.305	1,285,800		860,000	2,145,800
Total Parcel	0.305	1,285,800		860,000	2,145,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.97 | /Parcel: 574.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45329
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

!6050!

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,285,800	0	13,300.	860,000	2,145,800		Year end	12/23/2021
2021	101	FV	1,245,900	0	13,300.	860,000	2,105,900		Year End Roll	12/10/2020
2020	101	FV	1,230,900	0	13,300.	860,000	2,090,900	2,090,900	Year End Roll	12/18/2019
2019	101	FV	1,060,900	0	13,300.	860,000	1,920,900	1,920,900	Year End Roll	1/3/2019
2018	101	FV	1,060,900	0	13,300.	737,100	1,798,000	1,798,000	Year End Roll	12/20/2017
2017	101	FV	1,060,900	0	13,300.	688,000	1,748,900	1,748,900	Year End Roll	1/3/2017
2016	101	FV	1,060,900	0	13,300.	589,700	1,650,600	1,650,600	Year End	1/4/2016
2015	101	FV	683,800	0	13,300.	528,300	1,212,100	1,212,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:13:39

LAST REV

Date	Time
10/10/19	11:34:50
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6050

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERNAZZA ROBERT	63815-531		6/26/2013		1,700,000	No	No		Robert A. Vernazza d.o.d. 5/30/2014.
	14711-292		8/1/1982	Forclosure	83,000	No	No		Y

USER DEFINED

Prior Id # 1:	45329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	844	Re-Roof	12,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Meas/Inspect	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
4/15/2009	Meas/Inspect	163	PATRIOT
4/25/2001	Inspected	PM	Peter M
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13300		Sq. Ft.	Site		0	70.	0.92	4			View	50					859,951						860,000	

Total AC/HA: 0.30533 | Total SF/SM: 13300 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 859,951 | Spl Credit: | Total: 860,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	7 - Above Avg.		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05697668
Const Adj.:	1.54497504
Adj $ / SQ:	212.290
Other Features:	145708
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1329683
Depreciation:	43880
Depreciated Total:	1285804

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

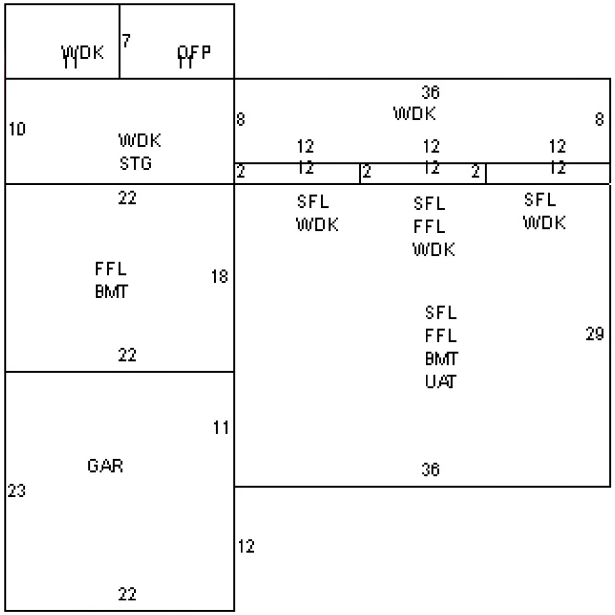
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	309.94
Special Features:	0	Val/Su Net:	223.97
Final Total:	1285800	Val/Su SzAd	498.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,464	212.290	310,793
BMT	Basement	1,440	114.640	165,077
SFL	Second Floor	1,116	212.290	236,916
WDK	Deck	657	11.620	7,635
GAR	Garage	506	30.810	15,589
UAT	Upper Attic	261	84.920	22,163
STG	Storage	220	10.670	2,348
OFP	Open Porch	77	58.600	4,512
	Net Sketched Area:	5,741	Total:	765,033

Size Ad	2580	Gross Area	6524	FinArea	3732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

071.0-0002-0015.0

IMAGE

AssessPro Patriot Properties, Inc